

Thursday, January 15, 2015

ITEM 1: CALL TO ORDER: Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:00 p.m. at the Riverside Municipal Center located at 1791 Harshman Road, Riverside, Ohio.

ITEM 2: ROLL CALL: Council attendance was as follows: Mr. Curp, present; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Deputy Mayor Reynolds, present; Mr. Smith, present; and Mayor Flaute, present.

Staff present was as follows: Bryan Chodkowski, City Manager; Emily Christian, Assistant City Manager; Mitch Miller, Service Department; Jeff Trego, Acting Police Chief; Tom Garrett, Finance Department; Bob Murray, Economic Development Director; and Mark Carpenter, Fire Department.

ITEM 3: EXCUSE ABSENT MEMBERS: All Council Members were in attendance.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: No additions or corrections were made to the agenda.

ITEM 5: APPROVAL OF AGENDA: A motion was made by Mr. Denning to approve the agenda. Mr. Smith second the motion. All were in favor; none were opposed. **Motion passed.**

ITEM 6: WORK SESSION ITEMS:

a. Boards and Commissions Expiring Terms and Interview.

Mr. Chodkowski: Tonight there is on the work session, a general discussion for Council to have regarding upcoming appointments for board and commission members. There was a memo included in your packet from the Clerk highlighting some of the folks whose terms are getting ready to expire. Ms. Humerick is here from the Property Maintenance Appeals Board, if I recall correctly, regarding her upcoming term. Then there is an additional applicant for consideration. I believe that individual's information is also in your packet. So with that I give the floor back to you and Council for discussion.

Mayor Flaute: Thank you Mr. Manager. Clerk, so the information in here is accurate as far as there were no changes?

Council Clerk: No changes. Actually I did hear from Mr. Murray and the two other applicants for the Multimodal Transportation Commission have decided that they are going to let their terms expire. So that's what's going on with that.

Mayor Flaute: One more time.

Council Clerk: There were a total of four people who were coming up to have their terms renewed. Ms. Humerick is here and then we also had another person that wanted to continue. And then two others decided that they were not going to continue their terms.

Mayor Flaute: Who were the two that decided not to continue their terms?

Council Clerk: That would be Ms. Truckenbrodt and Ms. Clendening.

Mayor Flaute: So she decided not to?

Mr. Denning: Yep.

Thursday, January 15, 2015

Mayor Flaute: Oh okay. So Ms. Humerick is here. Hi, welcome. If you'd like to stand up and tell us why you are interested in continuing with the board?

Ms. Humerick: Well because it's so easy. No actually my interests; I do have a Masters degree in Criminal Justice Administration. At one time I wanted to be an attorney but my life was just going towards getting the Masters degree. I shouldn't say just because that was a lot of work, a lot of writing. We met a couple of times and I really enjoy doing it. I wish people would fight their tickets more so we could meet more. I know that sounds so odd. But the times and we did meet, it was with a great group of people. It is interesting and I would like to keep doing it.

Mayor Flaute: Okay, very good. Anybody have any questions for Ms. Humerick? Okay is there a motion to bring legislation forward?

A motion was made by Mrs. Lommatzsch and second by Mr. Denning to reappoint Ms. Hamrick to the Property Maintenance Appeals Board through legislation at the next Council meeting. All were in favor; none were opposed. **Motion passed.**

Ms. Humerick: I'm done now?

Mayor Flaute: You are but you can stay for the meeting.

Ms. Humerick: Thank you very much.

Mayor Flaute: You're welcome. Thanks for your work and your service. All right so then we have Alice Weddell.

Council Clerk: She would like to be reappointed.

Mayor Flaute: And Ms. Truckenbrodt?

Clerk of Council: No.

Mayor Flaute: Alright.

A motion was made by Mrs. Lommatzsch to bring forth legislation to reappoint Mrs. Waddell and second by Deputy Mayor Reynolds. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

Mayor Flaute: Okay, we do have somebody that is interested in and being on the Planning Commission. As most of you know we have a vacancy and have had a vacancy for a little while. And we are going to have another vacancy because Mr. Lynch has decided not to run again. So there is a person of interest that would like to consider being on the Planning Commission. And so Mr. Owens if you would please come forward, come to the front and tell us a little bit about yourself and your interests.

Mr. Owens: My name is David Owens. I'm a very new resident of Riverside. My background is I'm a military brat. My dad retired here at Wright Patt. But being in the military I had loose wings and I moved to multiple different places away from the Dayton area thinking it's not great in Dayton. After various journeys to cities such as Chicago, Southern California and backed to Columbus and then finally back here to the Dayton area I chose to purchase and live in Riverside because I found out that the Dayton area really is great. I had my choice of places to move to. I had always been an apartment dweller but once I chose to purchase, I purchased here in the City of

Thursday, January 15, 2015

Riverside because I liked the location, location, location; great access to the freeways and its great access to the City. And I'm looking to volunteer my time since I've got steady work and everything right here in the City. And I just wanted to volunteer to do something to help the City here.

Mayor Flaute: Okay, thank you Mr. Owens. Are there any questions for Mr. Owens?

Deputy Mayor Reynolds: Mr. Owens, could I get you to take that shirt off. I have a Brown's shirt in the car I could bring in for you.

Mr. Owens: That's okay, you can bring it in. These are the Brown still from the beginning. They just followed Paul Brown.

Deputy Mayor Reynolds: You got out of that one pretty well. You are familiar with the Planning Commission Sir?

Mr. Owens: I'm not exactly sure what the Planning Commission does, but I do know that they go over the zoning stuff as to what the uses for the lots are in the area. And they are the mapping authority for the City.

Deputy Mayor Reynolds: I think it's a very exciting commission and I think that anyone that sits on that commission enjoys it. It is very tedious, is very tedious, but a Bengals fan, they know tedious.

Mr. Fullenkamp: I've never head the words tedious and exciting in the same sentence.

Mayor Flaute: Does anyone else have any other questions? I just have one. Can you describe your process that you go through for making important decisions when you might be part of a group?

Mr. Owens: Like a group discussion? I throw the out the ideas and listen to what everybody is having to say. I put everything out on the table and then discuss; if there are three different ideas, A, B and C and choose amongst the group which one is the best or rated an A and so on and so forth. It is a little give-and-take. If I have one that I think is an A but he thinks it's a B and the other person thinks is a B and if there are two Bs against one A, it's a B. You can always give because you may have an A idea or you might have a C idea but it's all a little give-and-take and you don't have to be hardheaded and always have your way.

Mayor Flaute: Okay thank you for that answer.

Mr. Fullenkamp: So I just wanted to encourage you to talk to Mr. Murray over here. He will help to get you up to speed. To help you understand what your role will be. And also speak with the other members of the commission.

Mayor Flaute: Yeah there is one actually sitting right next to you.

Mr. Fullenkamp: So to get an idea; I'm sure they'll reach out to you and help you work your way through this too. That's all I have.

Mr. Smith: The Planning Commission meets, I think it's on a Thursday night. No a Monday night in the evening. Are you available in the evenings?

Mr. Owens: Yes.

Thursday, January 15, 2015

Mr. Smith: There are homework assignments and you have to go out to the properties and get an idea of what's going on.

Mr. Owens: I do a little bit of that at my current position. Right now we're looking at properties and property lines and things like that.

A motion was made by Mr. Denning and second by Deputy Mayor Reynolds to bring forth legislation to appoint Mr. Owens to the Planning Commission.

Mayor Flaute: We will have you on the agenda for the next meeting. Unfortunately we're going to have a Planning Commission meeting before then. But you can still come. It's on the 21st; it's on a weird night. A Wednesday, is that right?

Mrs. Denning, Planning Commission: The meeting was moved to Wednesday, January 21st due to Martin Luther King Jr. Day.

Mayor Flaute: So Wednesday, January 21st we are having a Planning Commission meeting. So if you could make it that would be a good thing for you.

Mr. Owens: Okay.

Mayor Flaute: Alright, well thank you Mr. Owens. We appreciate your service.

With no further discussion a vote was taken on the motion to appoint Mr. Owens to the Planning Commission. All were in favor; none were opposed. **Motion passed.**

Mayor Flaute: The next thing on the agenda is the presentation, Mr. Manager.

b. Presentation: The Housing Source and the Oberer Companies Presentation about Brandt Meadows Housing Development.

Mr. Chodkowski: Thank you Mr. Mayor. This presentation was brought forth to provide Council an update with regards to the Brandt Meadows project which is happening just outside of the City adjacent to Texas Avenue just off of Brandt. The project; it originally came to our attention through the public notice requirements for the process that they were going through and in addition there is a request for emergency vehicle access off of Texas to the site once it is further developed. So based on those two elements, Council had seen a presentation earlier on about the concept and the process. And based on what has occurred over the last 13 or 14 months or so, we thought it might be a good idea to have these folks come in and just kind of give Council an update. With that Mr. Mayor I will turn the floor back to you to make some introductions and provide the presentation.

Mayor Flaute: Thank you Mr. Manager. Well welcome, we're glad you're here and if you would start off with your names and then give us all the information that you can.

Mr. Greg Smith: Good evening, my name is Greg Smith. I'm with the Oberer Companies. I'm joined by Adam Blake of Home Start, Inc./County Corp. I just have a short presentation for you. I believe hopefully with your packet you were provided a handout, if not I have some here. If anybody needs more they are available. All right, like I said my name is Greg Smith. I am with the Oberer Companies and for those of you that might not be familiar with us, we are one of the largest family-owned companies in the Dayton region. We do single-family home construction, multi-family home construction, commercial construction and property management of all of the above. We've been in the real estate business for about 60 years now, started by

Thursday, January 15, 2015

George Oberer, Sr. and followed up by his son George, Jr. who is our chief executive officer and his brother Mike Oberer who is also an executive in the company. Brandt Meadows is a project we have been working on with Home Start for about three years now. And kind of the way he got started on this is; I'm sure you're all familiar with this little track of land between Harshman and Brandt Pike just north of Texas. This tract was owned by a different developer who got himself into a little trouble and as part of that resolution of that trouble, he was obligated, which is the proper word I think, to deed the land off to an appropriate nonprofit. Home Start and County Corp. stepped up to become that nonprofit. So they accepted ownership of the land from the previous developer. We joined them more as a real estate consultant going forward in that effort.

Mayor Flaute: May I ask a question about that? Okay they cut the trees down because of the African frogs or something.

Mr. Blake: No they were going to develop the property and they went in and started cutting trees down and they were stopped by the EPA.

Mayor Flaute: For what reason?

Mr. Blake: The wetlands on the property.

Mr. Greg Smith: There are three protected wetlands on the property. They did not receive the appropriate way to get a permit and because they didn't get a permit they ended up going to environmental court effectively.

Mayor Flaute: And so how much of the wetlands take up the property?

Mr. Greg Smith: I'm about to answer that question.

Mayor Flaute: Oh I'm sorry.

Mr. Greg Smith: No that's a good question. But anyways, you can kind of see one the wetlands here on this slide. Actually you can see most of them. This is a wetland and this is a wetland and there's actually another little one over here; kind of a little creek through this way. But it is not all wetlands. So what we did is, once we inherited the property, we had the wetlands identified and actually put a buffer around them and created a conservation easement for the area impacted by the wetlands. So it will forever be open space. That didn't use the whole site. The site was zoned commercial so we put a sign up and sold this tract to; I think its Family Dollar, Dollar Tree, Dollar General? One of the three. And they built a brand-new store and it opened up last year or early this year. The remainder of the site that is developable is on the Brandt Pike side. It is kind of where the little pin is there; that's Brandt Meadows. What Home Start and us are proposing is a small scale rental community that we are calling Brandt Meadows. These would be one story buildings, kind of in a townhome style but ranch, all one floor settings. And they would sit on the Brandt side of the site. To get your orientation again the Dollar Store is now here, this is forever wetland reserve and this area here is also zoned commercial which the City of Dayton zoning ordinance would allow such a low scale multi-family development. So it is currently zoned for this type of use. There would be two unit types. We're looking at 40 units in the first phase; 10 of the one bedrooms and 30 of the two bedrooms; full-sized kitchens, full-sized washer and dryer hookups. Accessibility is an important feature for us, so every unit would either be fully accessible or adaptable. And when I say adaptable, it is easily converted to an accessibility. What we did is we put the blocking in the walls; in the walls of the bathrooms, but we don't necessarily hook up the bars. So if somebody did move in that was handicapped, all we would have to do is come in and screw in the

Thursday, January 15, 2015

bars. That way if someone is not handicapped they don't have to look at the bars. It's a win-win. But the tubs would be fully accessible, all the doors would be wide enough that a wheelchair can get through in every unit and there will be no steps to either entrance. So the idea is that these will be perfectly nice homes for individuals or very small families who are able and also working for individuals or very small families who have a disability; especially looking at empty-nesters and seniors and those types of individual cases. But they are not necessarily restricting as such. As you can see, here is a way out. We originally laid out for 60 units but we are only asking for 40 in the first phase so we're going to build basically up to this little dotted line and then see how it goes. And depending on the success of the project; it will depend on whether we come back with a smaller second phase, an additional 20 units. We will have a small clubhouse and an on-site management office. Just a community room and a place for a maintenance shed and an on-site manager. Every unit will have a front entrance; private entrance from the sidewalk parking area. It will also have a patio off the back and many of the units will look out onto this space, unfortunately we couldn't arrange for every unit to look out onto that space, but even through here we are setting them back substantially off the road and are going to landscape that area pretty extensively, as you can see by the previous slide. Here you go, the setback is appropriate. So you can see how we've pushed them back off the road and going to landscape along the road significantly. And I think this one is a little bit deceiving, I don't believe it is in our intent to move the sidewalk that far. We're going to put the sidewalk against the road and give the folks a little bit of yard.

Mr. Fullenkamp: What's the setback from Texas Avenue?

Mr. Greg Smith: From Texas; that is a fair question. It looks like it's about 40 feet and the second phase, mind you if that's only if that phase gets built; all we're going in for funding now would be closer to a couple hundred feet.

Mr. Fullenkamp: So the second phase is closer to Texas?

Mr. Greg Smith: That is correct.

Mayor Flaute: So it is 40 feet from the centerline of the road?

Mr. Greg Smith: No, from the new property line. That would be the first building. Here is a little plat map and it kind of gives you a better description of what I was just describing earlier. There is an easement along Texas so we would be outside of that. This chunk of land here is what became the wetland preserve. This land here is what Dollar General bought and then this land here, this 5 acres is what will be the multi-family track.

Mayor Flaute: Is there any more land available other than Dollar General and your apartment complex? Or is that pretty much it?

Mr. Greg Smith: That's pretty much it; actually I think General Dollar has a pad which they are selling now. They bought the whole track off us but I do believe they have another commercial pad being marketed, I don't know how big it is.

Mayor Flaute: For another business?

Mr. Greg Smith: Yes Sir, for another business. At least it could be another business.

Mr. Blake: Yes, so we don't own any of this anymore. Just to be clear, that's all been sold to the Dollar Tree folks.

Thursday, January 15, 2015

Mr. Greg Smith: And then the little parcel to the Northwest that looks like the in-between point between Brandt, that's the fire station. So it would be the direct North neighbor, the fire department.

Mr. Smith: Only one entrance in and out?

Mr. Greg Smith: Yes. That's why the emergency entrance access was up for discussion. With the City only requiring one entrance for the complex; it's a very small complex. We're not going to have a whole lot of traffic generated by the entrance, but worst-case scenario, an accident happens at the entrance. That was the purpose for the emergency access here, for a fire truck or an ambulance or whatever, if they would need to get into here while this was blocked.

Mr. Smith: Now is the emergency entrance going to be open at all times?

Mr. Greg Smith: It was usually our intention not to make those paved roads. Typically we do them more out of pavers; sometimes we just reinforce the grass underneath the streets. So we've done a lot of these where rather than build a road, we will do the road base, put a little bit of sod on top of it, put a sign that says emergency access but other than the sign it looks like grass and that works pretty well for us in some other experiences we've had. You can drive a fire truck over the top; you might sink in two or 3 inches but you still get over top because you'll have a couple inches of topsoil and then the road base.

Mr. Smith: This would be a dirt road basically?

Mr. Greg Smith: It would be a grassed area with a road base underneath of it.

Mr. Chodkowski: It'll look like a lawn until it actually has to be used.

Mr. Greg Smith: Which we hope will be never.

Mayor Flaute: And even after phase 2 you are not planning on opening that up?

Mr. Greg Smith: No. It will never be a primary access point.

Mr. Smith: My concern would be unsavory characters entering your complex through the grassy area.

Mr. Greg Smith: We talked about that a little bit, you know. The site is nice for a number of reasons. It has a nice proximity to Kroger's and some of the other businesses around. A lot of folks want to live closer to the grocery. But there are not a lot of residential areas nearby so you will have the wetland reserve which kind of blocks it off from Kroger's a little bit. The fire station doesn't have a lot of pedestrians, they have people that work there. So there is really not much of a reason for people who aren't; if you don't live on Texas to be in this area. I don't think we'll have a whole lot of wanderers coming over from Burger King.

Mr. Smith: I'm not saying from Burger King. That's coming in off of Texas, is that correct? It's all grassy through there.

Mr. Greg Smith: So you only have about a half-dozen homes on Texas. So you have what, four people, five people. So you basically have five people on Texas, which would be our neighbors. But there is not a lot of folks from a business or like you said unsavory folks that would wander.

Thursday, January 15, 2015

Mayor Flaute: They won't even know the road is there. It will look like a lawn.

Mr. Greg Smith: Right, they won't know the road is there.

Mr. Smith: Okay.

Mayor Flaute: Phase 1, does it have one and two-bedroom apartments in phase 1?

Mr. Greg Smith: Phase 1 does have 30, two bedrooms and only 10 one bedrooms. Phase 2 is yet to be determined, quite honestly it may never get built. You know it's one of those things. It just kind of depends on how the first one goes. And if it does, I would be happy to come back to this commission and do another one of these.

Mr. Fullenkamp: I have a question about the reserve area. Will that just be roped off or will that be used as a park?

Mr. Blake: Our goal is; so currently there is no fencing or anything like that there. It can never be used for anything. The deed restriction requires signage that it is a protected wetland and maintenance, meaning you don't let anybody ride motorcycles in there or clean up the trash if trash accumulates in there. Ideally; we are in preliminary discussions with Five Rivers to see if we can get some kind of volunteer corps to actually monitor the salamander population that is in the wetlands. So it also could be some kind of outreach educational tool as well. But you don't have to fence it off; you do have to place signage.

Mr. Greg Smith: Which is in place.

Mr. Blake: And then we intend; I think it already is in place.

Mr. Fullenkamp: So it's not like a no trespassing area.

Mr. Blake: No, but it is also private land. It is not a city park, it is none of those things yet, but if somebody was to come up and make a deal to maintain that, that might be able to be worked out. But no one's knocking on the door yet.

Mr. Fullenkamp: Thanks.

Mr. Blake: Just as a side note, Home Start/County Corp. has done a lot of work with Five Rivers in the past on similar types of educational projects before so it's not inconceivable that we might be able to work out something with them on that.

Mr. Greg Smith: It's a little small for your typical Metro Park. And basically going forward; to kind of let you know our timeline, we'll receive notice of our current funding around in May. Assuming that its successful, we would be under construction at the end of this year; early next year. Units would be available towards early 2016; summer of 2016. We usually deliver these things in phases so not all 40 units would become available on the first day. We tend to deliver one building a month for the first three or four months. So that has two benefits: A, it doesn't drop 40 units on the property manager at the same time so they have some time to lease up. And B, it makes staging construction much easier. The way we typically do construction is we tend to use smaller crews, so a concrete crew will come and start the first building. Once they get that slab down they will go over to the second building and the framers will show up for that first building. So it's not unusual for that last building to be two or three months behind the first building by the time they move around the site. That allows us to keep the crew on site longer, which we tend to think is a little bit better

Thursday, January 15, 2015

than using bigger crews where everybody is in and out in a week; we can keep them employed longer.

Mayor Flaute: Have the neighbors along Texas and Mr. T been made aware of this? Or are you waiting until you get the money?

Mr. Greg Smith: We did do a flyer campaign last year when we went out for funding. We did talk to a few folks. I don't think the gentleman across the street was one of those but I know we talked to the fire department. I believe I met at least one person on Texas, I don't remember what her name was. So know we have not done a true advertisement per se. Once we do get funded we will go out and knock on some doors and let folks know what's going on.

Mr. Denning: I would suggest that at the very least you provide that really soon because there may be a lot of misinformation that people are concerned about and it may make your life easier.

Mr. Greg Smith: I would be happy to go over to Texas and give everybody one of our information pamphlets.

Mr. Denning: And I have; Mr. Mayor if you don't mind, I have a second question. With the wetlands stuff, would it be possible to put a recreational bike path or a walking path through there or is that against the rules?

Mr. Greg Smith: It's not against it. We had talked about this; there is a concern of abuse of that frankly. We have to preserve the wetlands so it's kind of; that's where a partnership with a group like Five Rivers might solve that problem. It will be interesting to see how the residences express a desire or not to use that. But it really can't be anything but a protected wetland.

Mr. Denning: But to me, putting a bike path through there over to the church area so that folks could then get to the rest of town and bus stops.

Mr. Greg Smith: When we're talking about; the concern with providing access to the property through some kind of backdoor way, so that's in my concern. It's not out of the question at all. I did bring along a couple of other properties, of course everybody knows Fort McKinley homes that we property manage. I think we're up to 60 properties in the Dayton area now. But in addition, Home Start has about 10 or 12 of these that they've worked on over the years, all of them, very good upkeep, most of them 100% full. Many of them, like Fort McKinley homes; we worked together on that and finished it in 2012. Three years later those 25 homes are still occupied by the original 25 residents. One thing you should know too about this project is; about construction, is this is not a section 8 project. The rents are what the rents are. They are set low, but they are not truly income-based. They are set so we will have folks that have some sort of real income to pay those rents, like a job, or Social Security could work if they are retired. But for the most part our intention is to have folks with steady employment or a reasonable Social Security check to be able to pay the rents. The rents are cheap but they are not flexible.

Mr. Denning: They are not government-subsidized. Is that what you're telling us?

Mr. Greg Smith: They are not government subsidized. They are not section 8; they are not a section 8 project. It is also required of our tenants to provide their own DP&L and their own Vectren hookups. So they have to have good credit with his utilities to accomplish that. So the residents that we will have here; DP&L is almost never a forgiving organization. If you don't pay DP&L one month, it never goes away. So the

Thursday, January 15, 2015

residents that we will, have will have to have good enough credit with those two utilities to get their own utilities hooked up. They will be responsible for paying their own utility bills. So yes, it is government assisted in the construction funds, but no, it is not a government assisted rental program. And no, the rents are not adjustable based on income and you have to have some credit, at least good enough to have a rental history that you paid your rent in previous experiences and that you can get connections with Vectren and DP&L. And we do criminal background checks. There is a big long list of things you can't have done. But effectively these are in high demand in the region because of the set low rents.

Mayor Flaute: So what are you looking at for a one-bedroom apartment? Do you have any idea?

Mr. Greg Smith: It's on there. There are three rent levels for one bedroom units. So a one bedroom unit will have a 30% AMI rent level, a 50% AMI rent level and a 60% AMI rent level. It's really confusing to say it that way but that's kind of the way the program works. So the 30% AMI rent level for a one-bedroom unit will be \$247. There are only going to be two of those. Most of them will rank at the 60% AMI level which is \$586 for a one-bedroom unit. But it is still cheap for a brand-new unit.

Mr. Denning: A brand-new, energy efficient unit.

Mr. Greg Smith: Oh by the way, I'm sorry I didn't mention that. We're fully Energy Star. Everything we build is Energy Star rated. We will also be Green Communities. So Energy Star basically considers the efficiencies of the water bill, the electric bill and the gas bill in this case. Typically we come in at about 50 to 55 HERS. If anybody is familiar with that, it means that theoretically, new construction is about 100 HERS and everything below that you get an efficiency savings. So our new construction here would be roughly 45% more efficient than a new house when the HERS rating was set, which I believe was the in the late 90s. So quite honestly, every house is little bit better than that these days. But we are 45% better than that, so we're very proud of our ratings that we received on previous projects. 95% efficient furnaces, high-efficiency hot-water heaters, 13 Seer air conditioners; we'll use, I think R-18 in the walls. So it is very highly efficient.

Mr. Denning: Is this going to include the stove?

Mr. Greg Smith: Yes it is, everything but the washer and dryer. The washer and dryer will be hookups. A lot of times we will provide folks that don't have a washer and dryer; we get a relationship with a company that rents those or leases those. But when we do provide them, we tend to find that folks end up having them and they have to find a place to store them. And it has been our history that they are better off just giving them the microwave, refrigerator and range and then just the washer and dryer hookups.

Mr. Denning: Are you using LED lighting or high-efficiency lighting?

Mr. Greg Smith: Compact fluorescent.

Mr. Fullenkamp: A question, how are you setting your rental rates? So you do have a standard for everything and is that being driven by the federal government?

Mr. Greg Smith: By the funding program. There is really just an income max; a ceiling. And that is based on family size. So under these programs you are allowed to make up to 60% of AMI based on family size. A family of four, which of course wouldn't live in such a small unit, but realistically a family of three can make up to

Thursday, January 15, 2015

\$26,000-\$27,000 a year and qualify to live here. A single individual would probably be anything under \$18,000 and qualify to live here.

Mr. Fullenkamp: So really, it's not section 8 but it is driven by the income.

Mr. Greg Smith: It is restricted by income.

Mr. Fullenkamp: But a person; an individual making \$50,000 could not live there.

Mr. Greg Smith: Yes Sir. That is correct. But we do work hard on our end to deviate the two. Because unlike section 8 these folks have a source of income, they have a job of some kind. They may not make a lot of money but they are working somewhere.

Mr. Denning: Are they forced to move out if they go above that?

Mr. Greg Smith: No, that's the beautiful thing about this.

Mr. Denning: Okay so if I start as a young couple and we make \$26,000, which lets us get in. Okay but as we; we are single or we have our two kids or whatever; and even as we grow to a \$50,000 or \$60,000 a year income if we want to stay there we can.

Mr. Greg Smith: Not only that, your rent doesn't go up.

Mr. Denning: And my rent doesn't go up.

Mr. Greg Smith: It goes up a little bit but not like it normally would.

Mr. Denning: Okay, I appreciate that.

Mayor Flaute: So which school district is it in? Is it in Mad River?

Mr. Greg Smith: It is in the Mad River School District. In fact the elementary school that would serve us is literally right around the corner from here. So it would be nice if you have a small; a lot of our tenants are single mothers. And so, working mothers, but that is the case. And so if there is a small, one child family, they are very close to the school.

Mr. Fullenkamp: What is the anticipated value of the property improvement?

Mr. Greg Smith: Construction value of the 40 units in phase 1 is probably going to be close to \$5 million. Development costs are about \$6 million total.

Mr. Fullenkamp: So we're going to see a \$5 million property there?

Mr. Greg Smith: I can't justify how the auditor; Montgomery County recently lowered my property value. I shouldn't complain, but lower than I think what my house is worth, so I don't know what the auditor would do to this. We are not asking for a tax abatement. So auditors tend to value multi family properties on a variety of things, not just construction value. So how they come up with their determination, based on income and construction value, they have a formula. But no we are not asking for a tax abatement, so it will be assessed appropriately however they do their assessments; being true market value I guess. So it may not be the \$4 million it cost me to build, they will do a true market value study and whatever that comes to, they will assess appropriately.

Mr. Denning: So with 30, two-bedroom units, how many children do you expect?

Thursday, January 15, 2015

Mr. Greg Smith: Not a lot.

Mr. Denning: Because this school system; we don't want to; are we looking at 30 kids or 18 kids or 27 kids?

Mr. Greg Smith: Fair Housing requires; I can't restrict kids.

Mr. Denning: No, no, no, I understand, I'm just curious.

Mr. Greg Smith: You want my best guess? Less than 20.

Mr. Denning: Okay. And that's helpful when we talk to the school board.

Mr. Greg Smith: Yeah, probably less than that even. Most of our tenants; well you've got to remember that's all ages too.

Mr. Denning: No I understand that.

Mr. Greg Smith: Most children will be school-age. That is a best guess. Mr. Blake does that basically follow your portfolio that you've seen?

Mr. Blake: It is very difficult to tell at this point to who is going to end up qualifying to live in those units.

Mr. Greg Smith: I can't restrict it.

Mr. Denning: And I'm not asking you to. It was strictly a curiosity point so that we can help our school systems plan for the future.

Mr. Greg Smith: We both need to be very careful on that too because there are laws about what I can say.

Mr. Denning: And I understand that, I understand that. It was just a curiosity.

Mr. Greg Smith: It is a fair question. I just have to be very careful.

Mayor Flaute: Mrs. Reynolds.

Deputy Mayor Reynolds: Thank you Mr. Mayor I appreciate that. And your anticipated funding agent is who?

Mr. Greg Smith: Housing Finance Agency. We will partner with Ohio Capital Corporation for housing, as they call them, syndicators. They are the ones that bring big dollars for these purposes. Feel free to look them up online, Ohio Capital Corporation for Housing. They have done over \$2 billion worth of investment since 1986. They had never had one go into foreclosure. They are a fabulous organization to work with. The nice thing about Ohio Housing Corporation is, let's just say County Corp does a bad job. Let's just say Oberer does a bad job. Guess what, they kick us both out and they come in and manage the project. They do not allow these things to go underutilized, they do not allow them to fall into any disrepair and they do not allow them to go into foreclosure. And they had too much financial investment into them to do that. So I think we have a pretty good reputation, I think that County Corp has a pretty good reputation. But even if our two organizations did not do a good job here, Ohio Capital Corporation would. And by the way, also make sure that we do a good job.

Thursday, January 15, 2015

Deputy Mayor Reynolds: Is this your second application?

Mr. Greg Smith: This is our second application. It is a very competitive round of programming. They usually get about 120 applications a year and only about 30 of them get funded. So yes we missed last year's round. I have reason to believe that this year's round will be a little bit more competitive on our behalf. Last year the City of Dayton had three applications going in. They were only allowed to give five bonus points to two, and just to give you an idea what I was up against, the YWCA renovation was one of those projects last year. So those projects located downtown, typically occupied with mothers with children. It was going to get those bonus points. And I can't fault the City for making that choice last year. So we're getting the bonus points this year.

Mr. Blake: This is one of two priority project for the City of Dayton for this funding round this year.

Deputy Mayor Reynolds: And the other project?

Mr. Blake: It is Whitmore Arms, which is a rehab of a 40 unit complex across from the VA.

Mr. Greg Smith: Which is also being built and developed by two developers who might be in this room.

Deputy Mayor Reynolds: Thank you both.

Mr. Blake: You are very welcome.

Mr. Greg Smith: If you have any questions feel free. I will make a trip out to Texas tomorrow and drop off some brochures.

Mayor Flaute: So now you know, of course, we have Riverside Commons already; we already have Timber Ridge over here and we do have a lot of, I don't want to call them low income type housing. I think that is a concern we need to share with you.

Mr. Greg Smith: We do do market studies before we get this far. I don't remember exactly what the occupancy rate in the region around here ended up being, somewhere between 93% and 95% occupied. I can tell you that other housing projects in the City; in the region, funded with this type of funding tend to be about 98% occupied. Everything that County Corp. and us prior to this has waiting lists. So we take very good care of these properties, they all tend to be very new. Their rents are extremely low. So like I said, the Fort McKinley homes project, of the 25 original residents in there, I think there are what, 200 people on the waiting list?

Mr. Blake: 250 families.

Mr. Greg Smith: 250 families on that waiting list. The demand for these region wide is huge because A, they get the protection that their rents won't go up and B, the energy efficiency level of them is just amazing. And quite honestly a lot of our tenants have dealt with bad landlords a lot. And through our name and County Corp.'s name and the protection of Ohio Capital Corporation, they are not ever going to have this quality landlord. If they need something fix it is going to get fixed and treat their tenants with respect so we tend to not have a lot of turnover.

Thursday, January 15, 2015

Mayor Flaute: Any other questions? Alright, well thank you Mr. Smith, thank you Sir, we appreciate it. And good luck on getting your grant.

Mr. Greg Smith: Thank you all.

Mayor Flaute: Mr. Manager, anything else?

Mr. Chodkowski: No sir, staff has nothing else for Council to consider or discuss at this time.

ITEM 7: RECESS: The Council took a recess at 6:50 p.m.

ITEM 8: RECONVENE: The meeting reconvened at 7:03 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE: Nate Keller, a 6th grade student and member of the Mad River Indians 6th Grade Youth Football Team led all those in attendance in the pledge of allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the December 18, 2014 regular Council Meeting and December 29, 2014 special Council Meeting. A motion was made by Deputy Mayor Reynolds to approve the minutes as written. Mr. Denning second the motion. All were in favor; none were opposed. **Motion passed.**

ITEM 11: PRESENTATIONS:

a) Proclamation honoring the 6th Grade Youth Football Team.

Mayor Flaute: Welcome everyone, welcome. As Mr. Denning said, this might be the largest crowd we've ever had. I know you are all here for a very, very good reason. So I have asked Mr. Willie Hatton to please come forward and talk to us a little bit about what this is all about.

Mr. Willie Hatton: Well, I am Willie Hatton, Head Coach of the Mad River Indians Football Team. At the end of the year I was approached because there was a head coach vacancy and I was asked would I take these teams over. Initially, this team was; they were successful through the years but they were two teams separate. And I told our president, well we can merge these teams and I think we have a shot to do something really special. And we got it approved that we could keep these two teams together and then it was off to work. I know that I had my work cut out for me. So what I did was, I sent over a group of great coaches that I thought would fit best with the kids. A lot of these coaches had experience with both teams so I thought it would be best to keep some familiar people around for these kids. And the rest was, we assembled our agenda and went to work and ended up having a pretty successful season. We started out with a win and I think the following game we lost, kind of had a little set back. We had our little bumps in the road in the beginning of the year but we had a lot of work to do. We knew it was going to be a long season. The biggest thing was these kids, this group of boys and girl, we had one girl. They opened their minds to us, they entrusted us to; they believed in us like we believed in them. And that is the value of; this team is so special that when you believe in one another you can accomplish, you know, the sky is the limit. And we went on and we won one game at a time. We stayed focused; we stayed true to ourselves and to our game. Our game plan was to win on. We had some close ones. We ended up having a successful regular season and got into the tournament. We had our ups and downs along the way. But in a couple of key situations where coaching was out of the question, it was up to the players to perform at their highest level and do what they were coached all year. And that

Thursday, January 15, 2015

is what they did. That is what it was really all about, these players. For instance, we had a situation with a few minutes left in the game, a kid springs open and we thought it was game over. One player's tracking and a shoestring tackle saved the game. We got down to the 1 yard line, it's what actually sprung us into the Super Bowl, it was the semi final game. It was first down inside the 5 yard line. These kids had a refused to lose mentality. On fourth down, with three seconds left, they ran a play. It was basically fourth and inches, and the rest is history. The play went on and we stop them on the fourth down and we went crazy. It was just a surreal experience to say hey we just made it to the Super Bowl, the second team in history for Mad River in the Indians organization. We went into the Super Bowl with our heads held high and we knew we had a lot of work to do. We went and performed at a high level and we ended up taking the Super Bowl win. We won the Super Bowl for the first time in over 40 years, the first ever Super Bowl for the City of Riverside. So that's something nice.

Mayor Flaute: Thank you, thank you Mr. Hatton. If Council wouldn't mind, I'd like to have the team say your name and what position you play. So we're going to start right here on the end.

The boys in attendance from the Mad River Indians 6th Grade Youth Football Team gave their names and positions on the football team. The assistant coaches then gave their names and coaching positions. DJ Pennington, offense coordinator; Tom Pennington, offense line; Bill Williams, fitness coach and wide receiver coach; Steve Jackson, assisted with offensive line and stats; James Cody, defensive coach; Chris Vaughn, defensive coach. The team mothers gave their names Jessica Johnson, Renée, Kathy Jackson. Jim Hatton, President of the Mad River Indians was introduced. Jeff Norris, Vice President of the Mad River Indians was introduced.

Mayor Flaute: This is pride of Riverside, to have the kids doing it, to have so many coaches and so many people involved, and with your leadership. It just doesn't get much better than this. I really do appreciate you being here. And with that I have a little Proclamation I'd like to present to you. The Proclamation is honoring the Sixth Grade Mad River Indians Youth Football Team. The 6th Grade Mad River Indians Youth Football Team League Championship of the Western Ohio Junior Football Conference, January 15, 2015. Whereas, the 6th Grade Mad River Indians Youth Football Team has a long and storied tradition of excellence since its inception in 1969; and whereas, through their hard work and team spirit, the 6th Grade Mad River Indians Youth Football team achieved an outstanding record of 11 wins and 2 losses; and whereas, the 6th Grade Mad River Indians Youth Football Team was able to cap off the season by being the first team to win the Western Ohio Junior Football Conference Championship from the Mad River Youth Football Team; and whereas, Coach Willie Hatton successfully led the boys and girls of the 6th Grade Mad River Indians Youth Football Team to win the 2014 Western Ohio Junior Football Conference Championship on November 15, 2014. Therefore, the Council of the City of Riverside, Ohio does hereby extend its deepest appreciation to the boys and girls of the 6th Grade Mad River Indians Youth Football Team for bringing pride and distinction to our community. So with that I present to you with this and congratulations to you and to all of you again. You are the pride of Riverside and we are very pleased that you could all come in tonight. And the Council has a little gift for the players. So we'll pass them out at this time. You're welcome stay for the rest of the meeting but if you need to go that's fine too. I think I see some future mayors out there. And that's a good feel.

Pictures were taken of the football team, coaches, team mothers and cheerleaders. City of Riverside pencils were given to the football team and cheerleaders as a token of appreciation.

Thursday, January 15, 2015

Jake Reed: for those of you that don't know me, my name is Jake Reed. On behalf of Significant Vinyl, we would like to donate this sign to the City of Riverside and honor of the boys and girl and what they did this evening. So hopefully everybody can see it as they drive down Woodman or Harshman here and when you guys get older, you can look at it and say I was part of that.

Mayor Flaute: Very good, thank you all. Okay were going to go ahead and get started with the rest of our meeting.

b) Proclamation honoring Corporal Derek C. Dixon.

Mayor Flaute: It is hard to come down from the high that we just had. I don't think any of his family is here for Cpl. Dixon. Okay this is the Proclamation that we would've had if there was someone to accept it, but we still want to remember Marine Cpl. Derek C. Dixon, 20 years old of Riverside, was killed in Al Anbar, Iraq on June 26, 2007. Derek initially joined the US Marine Corps on July 9, 2004 and was trained as an information specialist. He has been serving in Iraq since March 25, 2007 and was assigned to the 2nd Assault Amphibian Battalion, 2nd Marine Division, Marine Expeditionary Forces, based at Camp Lejeune in North Carolina. Cpl. Dixon graduated from the Mound Academy in June 2005 following his transfer from Stebbins High School in February 2004. While living in Riverside, Dererk was interested in law enforcement and was active in the Explorers Post 763 as a teen. He made it a point to stay in touch with his advisor, Officer Jeff Wightman of the Riverside Police Department. Derek is buried in the Forest Hill Memorial Gardens and was given full military honors as a war hero receiving the Purple Heart and other combat decorations as a result of this ultimate sacrifice for his country. So tonight we are here to honor Cpl. Derek C Dixon by declaring January 14 as Cpl. Derek C Dixon Day in the City of Riverside, which he is honored each and every year. So at this time, let's have a moment of silence to remember Cpl. Derek C Dixon. Thank you very much.

ITEM 12: ESTABLISH DATE AND TIME FOR MEETINGS:

Mr. Smith: I suggest we keep the times that we have.

Mr. Denning: I agree.

Mayor Flaute: Okay folks, are you okay with the time?

A motion was made by Mr. Denning to keep the current date and times for meetings. Deputy Mayor Reynolds second the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 13: ELECTION OF DEPUTY MAYOR

Mayor Flaute: I checked the minutes from last year. The way we did this was to; if anyone wanted to nominate someone or nominate themselves, they are welcome to do so. There is no need for a second. We just have a nomination and then we vote on the nominations by roll call vote.

Mr. Denning: Mr. Mayor, I'd like to nominate Mrs. Reynolds.

Mayor Flaute: Thank you. Any other nominations? Call the roll please.

A roll call vote was taken as follows: Mr. Curp, yes; Mr. Denning, yes; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mrs. Reynolds, abstain; Mr. Smith, yes; Mayor Flaute, yes. **Motion passed.**

Thursday, January 15, 2015

ITEM 14: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:

Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

ITEM 15: CITY MANAGER'S REPORT:

Mr. Chodkowski: You have my report included in your packet; the City Manager's report, including the Project and Activities Report, as well as several other documents. Staff and I would be more than happy to address any questions or concerns you may have. In addition to the information included in the packet, I did want to share with Counsel that we have received our formal notice from OD&R regarding the Eintracht Boat Launch Grant. Mr. Garrett and I went to Columbus on Tuesday for a mandatory project meeting for all applicants who received funding through the OD&R Motorized and Non-motorized Grant. We've also been notified through MVRPC that the Airway West Project application has been approved for funding. So that is through the federal project for the Map 21 process, the Surface Transportation funding. So our project was nine of nine to be recommended to the Surface Transportation funds. That recommendation has been sent to Columbus for formal approval. So we should be receiving notification at the end of February about our 60% grant for; it will be calendar year 2020. It is proved to resurface Airway Road to Woodman West to the City limit. So there is that map as well. And then, last but not least, Council had requested some information regarding more information, which was included with the rest of your enclosure. So you have that information as well. So with that being said, Staff and I would be more than happy to answer any questions you have regarding the manager's report before we give you over to the Department heads for their monthly updates.

Mayor Flaute: Thank you Mr. Manager. Are there any questions from members of Council?

Deputy Mayor Reynolds: Thank you Mayor. Mr. City Manager, on the task analysis, I understand you have the documents now. Is that correct? You're going to have additional discussion on.

Mr. Chodkowski: Yes Ma'am. The Wright State team had sent over some initial job descriptions that we had reviewed and made some suggestions on certain roles and responsibilities being assigned to some of those positions that they had sent over. Ms. Christian did inform me that they had sent back and updated not only the director of planning and project management and the zoning administrator, but several others as well today. So we expect to have those in the packet for the February 5th meeting. So we will have discussion in the work session on that matter as well.

Deputy Mayor Reynolds: And once those are reviewed and accepted or sent back or whatever the process may be, when will we look at hiring; starting the hiring process?

Mr. Chodkowski: That was actually a discussion we were having today. So once Council; assuming that Counsel has no objections to the job descriptions, that will be presented as part of the meeting on February 5th. What will happen is, we will ask for guidance from Council to move forward. What that will then require is legislation to create the director of planning and project manager or whatever the title will wind up being. It will include a modification of the director of economic development and planning legislation so that will also be on Council's docket. And then there will be; we will have to look back and see how the last group of job descriptions was approved. Was it by resolution? We will have that on there as well. And then we will also have legislation to amend the table of organization and then we will also have legislation to provide for a supplemental appropriation as well. And the unified

Thursday, January 15, 2015

development ordinance that references positions that will no longer be. So we will have all of that together based on; for technical reasons a few of those will not be first and second readings but emergency measures just from the standpoint of creating a director of planning and amending the current positions. So this would not be first and second readings but emergency measures because they are created via ordinance. Everything else will come in its traditional format and after the first reading, we assume that the Council will not object and we'll begin the process of beginning to post and advertise for those positions.

Deputy Mayor Reynolds: So you should probably look at the interview process being sometime during the 1st of April.

Mr. Chodkowski: Yes Ma'am. We will line up like that. Like I said, we had just had that discussion today.

Deputy Mayor Reynolds: I do have a few more questions if you don't mind. Brantwood Subdivision Phase 2, CESO has submitted preliminary plat plan drawings. Is that the group I believe Ms. Christian had mentioned before? That he would be submitting. Also the first phase lighting program at the same time that occurs.

Ms. Christian: I did follow up with the gentlemen from CESO earlier this week and unfortunately they are waiting on a layout from Miami Valley Lighting. They have not yet received that for section 1.

Mr. Chodkowski: We are working with MVLTL on our light transition so we can have that discussion with them and ask them to forward that on.

Deputy Mayor Reynolds: Thank you very much, I appreciate that. Thank you Mayor.

Mayor Flaute: Any other questions? Comments? Okay Mr. Manager back to you.

a) FYI Items

i) Council Request Sheets

ii) Council Agenda Calendar

iii) Quarterly Financial Information

b) Monthly Verbal Updates

Mr. Chodkowski: With that I will yield the floor to Acting Chief Trego who is first up for a brief monthly update from the Police Department.

i) Police Department

Acting Chief Trego: From December 14th, we happen to know our crashes are down for the year; we are about 30 crashes down from where we were at last year at this time, which is good news. We had a new officer start on December 22nd, Stephen Ritchie. He will be in the field training program until the end of March, beginning of April. Fleet information, we have three vehicles ordered and they are about 120 days out and all of the equipment that relates to those have also been ordered. We have seven portable radios ordered. We have redirected our active zoning enforcement to traffic enforcement and more patrol concentrated in the neighborhoods. The zoning enforcement will pick back up in the spring; we will direct our people there. Training, we completed the final phase, the fourth phase at the Montgomery County Regional Training Facility. That gives each officer in the department 24 hours of mandated,

Thursday, January 15, 2015

certified training with the state which is required for the Ohio Peace Officer's Training Commission. It also enables us to get some funds back from the state. We will get back \$80 per officer, so we are looking at a small kickback there. We had breakfast with Santa. It included Mr. Chodkowski here and some other folks here. We did about 200 kids in the Ident-A-Kid Program. We did a Shop with the Cops in Huber Heights. It included about 130 kids from Riverside and Huber Heights. And the last thing I have is that we had two citizens who received Citizens of the Year Awards from the ninth annual Crime Stoppers Award Ceremony. One of them was a gentleman from Beavercreek, Mr. Frank Cervone who aided one of our officers out at 35 and Linden and Mr. Joshua Powers of Riverside who aided a fellow citizen. Both of those men received a recognition plaque and we went to that lunch. Those gentlemen also will be included in the newsletter coming up.

Mayor Flaute: Any questions or comments? I just have one, where are we on the hiring process? We've got a list, are there more people on the list yet?

Acting Chief Trego: A list was established.

Mayor Flaute: So there are still people on the list?

Acting Chief Trego: That is correct.

Mayor Flaute: Okay. Because I had two people ask. Any other questions or comments? Thank you, thank you for your service. We appreciate it. All right back to you Mr. Manager.

ii) Fire Department

Mr. Chodkowski: I yield the floor to Chief Carpenter for the monthly update for the Fire Department

Chief Carpenter: I'll start out with the engine five update. Last time I mentioned some repairs and some concerns I had. The insurance did approve those additional repairs so they are being made. And the newest, latest timetable, which I've given you several, but the latest is January 26th is when it is going to be back here at the station.

Mr. Denning: Chief just a quick question, when did it go out of service?

Chief Carpenter: It was around late May or June.

Mr. Denning: Okay. So it hasn't been a year yet. Okay.

Mayor Flaute: That's a long time.

Chief Carpenter: Yes it is. Fortunately the guys here have done a tremendous job in keeping the reserve units up to snuff. They have been performing pretty well. Part of our 2015 projects are to replace the 2003 medic. And so we have a vendor coming down next Friday to see some demos, to see what the latest is in ambulances. So we are starting that process right away, time to allow the crews to give their input. We don't see a lot of changes from the medics board. There might be some minor changes in the back just for convenience. We are using our new EMS reporting software, firehouse medic, since the beginning of the year. It is a big adjustment because it is a paperless system. The guys are redoing their reporting on tablets and electronically faxing to the board their reports in the hospitals. So the first 150 reports, the guys are doing pretty well. We know there are going to be little bugs and a learning curve, but the guys are going really well with that. We did have a couple CPR classes in

Thursday, January 15, 2015

December. We certified 25 people and we were able to provide a station tour to our area Boy Scout troop at station six last week. We're always entertaining the ideas if anybody wants to come and take a tour of the stations. And that's what I have for this evening.

Mayor Flaute: Okay, are there any questions?

Mr. Smith: In reference to the missing engine five, are we borrowing an engine from somebody else or are we using one of our backup engines?

Chief Carpenter: We are using our backups. Like I said, the guys over the years have done a great job of preventative maintenance; the guys take care of it very well.

Mr. Smith: Okay. How old is that truck we are using?

Chief Carpenter: Well depending on; well let's see, it is a 1993. The other one is a 1987. So at sometimes they are both in service if the other one is out for some minor preventative maintenance or something like that, they are both running.

Mr. Smith: Okay good.

Deputy Mayor Reynolds: Chief Carpenter, I know you had talked about this before; in different conversations we've had before on engine five. Looking at it being out of service for almost a year, does the insurance company take that into consideration when they determine whether it can be fixed or whether that 50% mark; I think that's what you used before. And being out of service this long, it really hampers the safety of this community and I just wonder what the insurance companies' thought process would be.

Chief Carpenter: They never told me anything about taking that into consideration. They primarily say the cost of building that 2002 engine in 2014 dollars, that is how they determine whether to total it out or not.

Deputy Mayor Reynolds: See I think that may be; I mean we need to look at those situations. We have been almost 10 months; seven months and hopefully on the 26th it will be returned to the city, but that's a long time to be without a major piece of equipment. And I know we have backups and I appreciate everything that you all have done, but that is just a real strange situation. That the insurance would think along those lines, for replacement.

Chief Carpenter: I've been talking frequently with the repair shop, I mean they've apologized for the delays but some of it is getting parts because it's an older engine and some of it is just that we want to make sure that it is done right. It's kind of a combination of things.

Mayor Flaute: If you have an accident, generally you are allowed to rent a car.

Mr. Fullenkamp: So if it were to be totaled, with they pay the entire replacement cost?

Chief Carpenter: They would pay the value of what it would take to build it today.

Mrs. Lommatzsch: It would take that long to order one.

Mr. Fullenkamp: If the criteria is 50% of what it would cost to replace today for totaling it, and if they had totaled it, would they have paid to build us a brand-new fire engine?

Thursday, January 15, 2015

Chief Carpenter: My understanding is; and it wasn't an option, but my understanding and I had a conversation with the Chief of the Miami Valley Fire District who went through this with another truck. The same agent looked at the cost of building that truck in today's dollars and that is the amount that we would receive. It doesn't mean it would pay for a brand-new engine. I don't know what the number would be. Say if it is \$200,000 and it is a \$500,000 engine, then you still come up with the difference.

Mr. Fullenkamp: I guess I still don't understand, but maybe we can talk about it some other time. Because if they are basing it on we are going to total it if the cost of repairing it exceeds the current cost to replace it. You are saying that doesn't apply. So if they give us a used engine to replace; an equivalent.

Chief Carpenter: Potentially, we may have to make that decision. For example, and I don't know what this last authorized repair costs, I didn't see that estimate, but they had \$70,000 wrapped up into it prior to these additional repairs. Okay so now if they say in 2014 I have to build the exact same engine as the 2002 and a cost \$300,000, it is less money for them to do the repair.

Mr. Fullenkamp: Okay, I know how it works if I totaled my car. They would give me the value of the car today minus my deductible. And what you are saying is, that's not how this policy works.

Chief Carpenter: I can tell you that option wasn't given to us, but that is what the Miami Valley Fire District Department went through.

Mr. Fullenkamp: I am just curious, if we had totaled what would our out-of-pocket cost have been?

Chief Carpenter: Right, and we've never had that option. That was never proposed to us.

Mrs. Lommatzsch: It would also take 6 to 7 months to get a new one. So I mean, you just can't and go out tomorrow and buy a new fire truck.

Mr. Fullenkamp: Well I understand that. I understand that.

Mrs. Lommatzsch: So about the time, they probably don't care about the time because it would take as long to order a new truck.

Mr. Fullenkamp: I understand that, but what would we be reimbursed if it was totaled?

Mr. Chodkowski: What I can tell you is that for those apparatus, we have a replacement policy. How that would relate to the value of what is now totaled and who is assigned that remaining value, I don't know the answer to that question. But to the extent that we have insurance, and what that insurance covers in the instance that engine five would have been totaled, following the payment of our deductibles, sufficient funds would be made available for us to replace that particular apparatus.

Mr. Fullenkamp: By the insurance company.

Mr. Chodkowski: That is correct.

Mr. Smith: But we wouldn't have gotten a new one then.

Mr. Chodkowski: We would have gotten a new one, but understand that what was; and this is where it gets very technical, what was available in 2002 and how that model would have been built in 2002 versus what is available today are two separate and different things. So the replacement value of a 2002 engine, which was \$300,000 in

Thursday, January 15, 2015

2002 might cost equate to \$410,000 today. So we would be provided \$410,000. Now, based on the engine we decide to build, the total price for the engine might be \$500,000. And then we are responsible for the difference.

Mr. Fullenkamp: Okay all right. We have replacement cost.

Mr. Chodkowski: Yes we do.

Mayor Flaute: Any other questions or comments for the Fire Chief? Seeing none, thank you Chief, thank you for your service. All right, Mr. Manager.

iii) Service Department

Mr. Chodkowski: Thank you Mr. Mayor. Last but not least, Mr. Miller with his monthly update for the Service Department.

Mr. Miller: first up I want to recognize a couple of my employees, Bob Kreitzer who is retiring; who is no longer our employee and Henry Córdoba. Henry has been coming in for the meetings, which is kind of neat in away. He gets to tattletale on me to the rest of the crew.

Mayor Flaute: Well welcome guys. Welcome and congratulations on your retirement. And we appreciate your service, thank you.

Mr. Miller: Of course the big news is the snow removal. We've had a lot of issues with that. With the subzero weather we've had to change considerably on what we've done as far as procedures. We've incorporated a lot of liquid into our salt. It is called Ice-Be-Gone/Ice Magic. Supposedly it is good for subzero weather. We've had several instances where we've had single digits and it seems to be working fairly well. We're kind of limited; originally we were just going to do the mains. Well with ice everywhere, we decided it would be in the public's best interest to hit everything. So we changed our strategy based on the current conditions and it has been pretty successful. We still have some areas that are having some issues, safety issues. We have lost a lot of signs as a result of people going off the roads. Of course we are going to have a lot of pothole patching. Unfortunately our material for pothole patching is not like the hot mix. We may have to end up doing it a couple times. So have patience, if you see issues and problems please let us know. We have basically been coordinating with the school superintendent. We have been coordinating for safety and other issues. Those buses are pretty uncontrollable on glare ice. We had a couple days that were just that, really unsafe. We have basically contacted ODOT; I don't know if you have seen on state route 35? The guardrail up there is in pretty bad shape. Somebody collided with it and fortunately it is under warranty still for ODOT so it is not going to come out of the City's budget to repair that. We have been working on the RTA shelters. There are some lighting issues with them. It was determined that the manufacturer had undersized both the battery and the solar panels that basically provide the energy for the batteries. So they are going to be, at their cost so they have told us, going to be going around and fixing all the RTA shelters so that they are operational. And I think Ms. Christian is working on another group of shelters which, they are really nice shelters. If they worked well, that would be great. But we spent a lot of time and effort, justifiably trying to get them to work correctly. We have a lot of money invested in it. It is important they correct it; it is important for safety. We are working on trying to create a database for work orders. And with that we are hoping to provide better tracking, better record keeping, better insight, better planning for the future to basically look at where costs are going and where our effort and work is going, both materials and labor. We have a couple meetings coming up, they are important, next week. We have the Fairfax/Fair Park bridge preconstruction meeting. That is going to be January 20, 2015 which I believe is a Tuesday at 9 AM at the

Thursday, January 15, 2015

Linden Avenue ODOT outpost. There is also an OPWC district meeting that is coming up on January 21, 2015, Wednesday which will be downtown. We did have one truck failure, an engine blown. It is going to be a pretty good chunk of change to fix it. We've had quotes for like \$11,300. And we're going to get a two-year warranty, which I think if we are going to keep the truck any time, we're going to need to do. Unfortunately the vendor is telling me he wants the cost of the engine up front. He doesn't want his labor cost, the labor cost is something like \$3500, but he wants the cost of the engine up front because he doesn't want to have his money tied up to order it. So it kind of created a unique situation that I haven't seen before, but that's what he is requesting. That pretty much sums up what I have to say. Any questions?

Mayor Flaute: Well thank you Mr. Miller. Are there any questions for Mr. Miller?

Mr. Smith: Have we ordered the engine for the truck?

Mr. Miller: No we have not.

Mr. Smith: How old is this truck?

Mr. Miller: Well the truck actually has about 38,000 miles on it. We converted it from a vac truck. We thought it was in good condition. We did all the preventative maintenance and everything else. We are trying to determine from the company that looked at the engine and told us it was blown, what the cause of the factors were. The guy says we would have to disassemble it, and of course that cost money, to get you the cause of the factors, so I just asked for what the estimate for the replacement of the engine would be. This truck we converted, we put in a new bed. Structurally it is in good shape. \$11,000, we will get the money out of it. We will keep a number here to make sure we get the money back out of it. It will be a worthwhile investment.

Mr. Smith: The truck was previously used as a vac truck. Were you using it as a dump truck?

Mr. Miller: We had a bed, a flatbed. A lot of times; to give you an idea, when we are mixing concrete and stuff like that, this flatbed; the sides fold down and it enables us to be able to haul materials we can forklift and loaded on the bed and then put a concrete mixer on the back and mix the concrete and do the repairs we need to do, a lot of catch basins and a lot of other places, a lot of other concrete work that the City has. The guys have kind of used it for that. We've used it for brine in the winter time. We have a brine tank on it right now, unfortunately that is a dead line as a result of that. We're using two other smaller tanks to do our de-icing with. So it is an integral part for what we have for our equipment lineup because we use of it both summer and winter for multiple purposes.

Mr. Denning: So this is a utility truck?

Mr. Miller: Correct, it is a utility truck. Yes Sir.

Mayor Flaute: And it's not going to take seven months to fix it like our fire department?

Mr. Miller: Well I requested; which I didn't get today, I've been looking all day; I requested a fax cost estimate so that I can get a PO set up and move money around to make that happen. But I need to get something in writing. Mr. Garrett doesn't take my word for it.

Mr. Fullenkamp: So when you say blown, cracked head, cracked block?

Mr. Miller: We ask for an analysis.

Thursday, January 15, 2015

Mr. Fullenkamp: I mean does it just not run anymore?

Mr. Miller: When they plugged in the computer diagnostic, they determined it was not worth it for them to disassemble it to work on. It is what they told us.

Mr. Denning: Do we have another vendor?

Mr. Miller: We can get a second opinion.

Mr. Fullenkamp: This is a diesel right

Mr. Miller: I believe it is. We had to get it transported there.

Mr. Fullenkamp: So what is the price of the engine?

Mr. Miller: \$11,300, that is with labor and everything included. It is a remanufactured engine. They said we could have a used one for less but it has a 30 day warranty.

Mr. Fullenkamp: Okay thanks.

Mr. Miller: I kind of like the two-year warranty because it's for everything. If anything goes wrong with it; unlimited mileage, unlimited hours if anything goes wrong with it they will fix it at their cost.

Mr. Smith: Based on the vendor wanting the money for the motor up front, how long has he been in business and have we used to before?

Mr. Miller: Since I've been here, it is North Dayton Truck. I have worked with them the whole time that I've been here.

Mr. Denning: So they are our regular vendor.

Mr. Smith: They are established.

Mrs. Lommatzsch: So that yellow stuff they are putting out, is that the mixture you're talking about?

Mr. Miller: Yes ma'am.

Mrs. Lommatzsch: What did you call it?

Mr. Miller: It is called Ice-Be-Gone/Ice Magic.

Mrs. Lommatzsch: And how damaging is that to vehicles?

Mr. Miller: Believe it or not, environmentally it is considerably less caustic, actually it is not caustic at all.

Mrs. Lommatzsch: I've been having people ask me and I need to know.

Mr. Miller: That is an excellent question. As a matter fact what I'll try to do is I'll send an email to the City Manager, I can send you an email address and it will give you all the information on the product.

Mrs. Lommatzsch: You don't have to do that. An explanation of it in the newsletter might not be a bad idea. For citizens to understand that it's not something that is damaging.

Thursday, January 15, 2015

Mr. Miller: Actually you have a lot of different products out there that are additives to the salt that create really bad conditions for corrosion.

Mrs. Lommatzsch: Well it's new for the citizens to see on the street so they are asking. Just a little blurb, it doesn't have to be a massive article. But just in case you are interested, the yellow substance that we are putting on the streets is Ice-Be-Gone and is not corrosive to your vehicles.

Mr. Miller: Basically we put it on the salt or mix it with a brine solution. It is really a very effective deicer compared to just salt alone. Salt quits working when it is 20°F.

Mrs. Lommatzsch: Well it is work well on the hills.

Mayor Flaute: Okay any other questions or comments? I have one. Last meeting, before the last meeting Mr. Denning and I went over and saw the new bus repair shop and they have a place to wash the buses. We were wondering if you guys would take a little time to talk to the school folks to see if you could use them for your trucks. Where do you take the trucks now to be washed?

Mr. Miller: We just took them and got the undercarriage washed. I saw the invoices; I was trying to think of the company name.

Mayor Flaute: But they are not in Riverside, you have to take them a ways?

Mr. Miller: They are not that far away from what I stand.

Mr. Smith: Is that over there on Stop Eight Road?

Mr. Miller: Yeah they do the complete undercarriage. The guys said they could never do that by hand, trying to do the same thing. It is all mechanical and it really, really cleans them up well.

Mayor Flaute: Well if you could check it out I would appreciate it. It is right next door.

Mr. Miller: Absolutely.

Mayor Flaute: Very good. Any other questions or comments? Thank you Mr. Miller, thank you for your service.

Mr. Miller: Thank you.

ITEM 16: PUBLIC COMMENT ON AGENDA ITEMS: There were no public comments on agenda items.

ITEM 17: NEW BUSINESS:

a) RESOLUTIONS:

i) Resolution No. 15-R-1999 – A resolution authorizing the City Manager to enter an agreement with ALT Architecture, Inc. for professional services related to the Riverside City Hall Relocation Project.

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to authorize the contract between the City of Riverside and ALT Architecture for professional services related to the City Hall relocation project.

A motion was made by Mr. Denning and second by Mr. Smith to approve Resolution No. 15-R-1999.

Thursday, January 15, 2015

Deputy Mayor Reynolds: I do have a couple questions. Mr. City Manager, the second bullet on the scope of work. The design does not include fire alarm, security, technology/data, suppression, and furniture. I can understand the furniture but the design; if we are putting a wall here and we have computers coming here does this create a situation? Please tell me we are going to have these things considered in the design.

Mr. Chodkowski: Yes ma'am, it will be supplemental to the ALT agreement but we will actually engage CDO and they have provided the location of those cables and data drops as part of their proposal which is why it is not included as part of ALT's agreement.

Deputy Mayor Reynolds: And they will be working closely together to make sure that nothing is in conflict with one another.

Mr. Chodkowski: Yes ma'am, yes ma'am.

With no further discussion a vote was taken. Six were in favor, one opposed (Mr. Curp). **Motion passed.**

ii) Resolution No. 15-R-2000 – A resolution by the Council of the City of Riverside, Ohio advancing \$400,000 from the general fund to the general assets fund.

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to authorize the advancement of funds from the general fund to the general assets fund.

A motion was made by Deputy Mayor Reynolds and second by Mr. Denning to approve Resolution No. 15-R-2000. With no further discussion a vote was taken. All were in favor, none were opposed. **Motion passed.**

ITEM 18: PUBLIC COMMENT ON NON-AGENDA ITEMS:

Mayor Flaute: Mr. James Lee from the Public Utilities Commission of Ohio. He is going to talk a little bit about EnergyChoice.Ohio.gov. Mr. Lee, welcome to Riverside. And you saw the pride of Riverside tonight.

Mr. Lee: I did in fact. I thought initially Mr. Mayor that all these folks showed up to hear about utilities from the state's perspective but obviously that is not the case.

Mayor Flaute: I wish they could've stayed.

Mr. Lee: Mr. Mayor, Council and staff and residents, it is good to be here in Riverside. My name is James Lee, I work for the Public Utilities Commission of Ohio, which is the state agency which is responsible for regulating among other things rail crossings, hazardous materials, motor carriers and obviously as the name would suggest the large investors in utilities like Dayton Power and Light and Vectren in this area. Our primary responsibility for the Public Utilities Commission of the region in the western part of the state, it covers about 33 counties where I talked to city councils, lions clubs, rotaries even neighborhood watch groups about their opportunities to choose their supplier of electricity and natural gas and the free resources that are available from the Public Utilities Commission. This, of course, being from a supplier different than the present utility. Two items that I wanted to bring to your attention very quickly. This past year the Public Utilities Commission launched a new website as the Mayor mentioned EnergyChoice.Ohio.gov. And if I may pass around some cards with that. Essentially this serves as a one-stop site for all things related to energy choice in the state. It provides some context for the calls that people may receive or home visits or even the ads that they hear on the radio or mailers that they receive about the

Thursday, January 15, 2015

opportunity to choose an electric or delete natural gas supplier different from DPL or Vectren. Probably the highlight of this new website is an updated apples to apples chart. It is interactive where dozens of offers from dozens of suppliers for both electric and natural gas are there listed and those are sortable, whether it is by the rate that the supplier is offering, the term of the contract, whether or not there is a cancellation fee and even the extent to which that supplier is investing in renewables, which is a priority for some people, other people not as much. But all of that information is there where a utility customer can compare those different aspects to those offers, apples to apples. So the customer doesn't necessarily have to take your word for it from the person who is standing on their porch with the latest and greatest offer, which obviously is a very reasonable way for the suppliers to market. But we encourage people to take their time and to compare what offer or offers that they received through the mail or in person with those dozens of offers that are available to them as customers of DPL or Vectren. With more specifically to that, the Public Utilities Commission has new rules that regulate door-to-door solicitors, folks who are out making offers door-to-door offering electric or natural gas supplies. I don't know how active those sales folks, those marketers have been in Riverside, but I did want to bring it to your attention, the details of those new rules. I'd like to pass out some information if I may; some material on that as well.

Mayor Flaute: Yes.

Mr. Lee: Any marketer who is out going door-to-door needs to have a background check. That is among the rules that they are required by the Public Utilities Commission. They have to have IDs that they are presenting, that it is visible to anyone that they would be up knocking on their door, because these have to be approved by the Public Utilities Commission. We limit the hours for these marketers can be active, 9 AM to 7 PM. So if any of these marketers are out at 7:05 PM they are in violation of the rules and that is something we want to hear about. It also; if in fact a customer would decide okay I like your offer, I want to go ahead and sign up for this contract, after the marketer would leave, there would need to be a third-party verification over the phone to ensure that that customer, that is in fact what they wanted and they understand the details of that contract through an independent third-party verification. Additionally, most significantly for your officials here, your police chief, a neighborhood watch, is that if you have local ordinances that regulate door-to-door solicitation, if any of these marketers are in violation of your local rules they are also in violation of our goals and that is something we want to hear about. And we would encourage residents or your law enforcement who might hear about that to give us a call at 1-800-868-PUCO. We have operators that are eager to hear about that, that in fact if any of these marketers are out violating either our ordinances or yours. If your ordinances are more strict, in terms of the time or any of the other details; the times that they are allowed to operate, then the marketers would need to yield to your rules, to your more strict requirements. So that is something that we want the communities, the municipalities to be aware of. If you find that there any marketers that are in violation of these rules, please try and get the name of what company that they are representing. The Public Utilities Commission certifies the registration of the energy suppliers and we can certainly follow up with them and make sure; in order to keep their certification and are in fact following the rules laid out for them.

Mr. Curp: Mr. Lee who arranges for the third-party verification?

Mr. Lee: Yeah that's a great question. There are companies out there that do independent verifications. It is essentially the same as having an auditing or accounting firm. The marketers themselves are making these arrangements. But this is one of the reasons we are out in the communities across Ohio, if there is some sort the problem with this, we can track it more readily and ensure that they are not in violation of the rules. So it is companies that are set up for that purpose.

Thursday, January 15, 2015

Mr. Fullenkamp: Mr. Lee, some of these plans have terms, they have penalties if you exit the program ahead of time. Sometimes people might exit these programs accidentally when they get solicited and see a great deal. Is there a way that these consumers; I mean does the company that is going to penalize them give them a call and say hey, you know you're breaking your contract. Is there any safety network in there to help maybe backup the decision that may be made in haste.

Mr. Lee: For the most part, the responsibility is the customers on the front end. When I go around and speak to rotarys or to senior centers, one of the things I do is pass out magnifying glasses. It has the toll-free number written on it, in fact it is written so small that sometimes I pass out two magnifying glasses so they can see the number. But it is a reminder to read and carefully understand the terms of the contract before they signed it. People are shopping and certainly they can find opportunities to save money or work with the supplier for a deal that reflects more their priorities. The details of that contract as they are operating in that market are outside of the jurisdiction of the Public Utilities Commission and so anyone can stay with the regulated rates if they choose to and not to shop. But the point that someone says yeah, I think I can save money, it is very important that they understand that. And I'll tell you this too, if I were shopping, this is how I would advise people, is to mark on their calendar along with other important dates when they switch their calendar over, when that contract is going to expire and then a month in advance, several weeks in advance call that supplier to see what offers are currently going to be available coming up. But fully understand that transition period moving from one contract to another, whether or not they are going to switch over to some sort of variable-rate, whether or not they are going to go to the utility for their supply.

Mr. Fullenkamp: So let say this consumer forgets to mark when the contract ends. I've dealt with apples to apples and walked through them and often it is not clear how long the contract runs. Is the best person to call the vendor? Integrys is the one that I'm using right now for my electricity. I mean should I call them and say, when does my contract run out? Are they the ones that have the information or does our utility company have that?

Mr. Lee: That is a private contract that you have entered into with the supplier and for questions or concerns and details relative to that, then by all means call the supplier. If you have some sort of question or are unable to resolve an issue or for whatever reason you think that the Public Utilities Commission would be helpful in helping to facilitate and answer for you, we can help do that. And are willing to help out in any way that we can.

Mr. Fullenkamp: Okay thank you.

Mr. Lee: You're welcome.

Mr. Denning: Mr. Lee, my mother is 77 years old and she has had vendors come to her door and they basically in my book lied to her and tell her. Yeah they tell you they will charge you but just don't pay it, don't worry about it and I think that is very deceiving number one and number two. My mother came up with an era where if she gets a bill she pays it. And so she's not going to not pay that. Is that a situation where we would call the PUCO and say hey, a vendor came to us and told us that that would be waived or they would pay it back on whatever and nothing is happening? And basically the salesperson lied to my mom. Is that a situation where we would call you?

Mr. Lee: Yeah that is something we would definitely want to hear about. If they are engaged in any sort of deceptive practices, not only the Public Utilities Commission, but I imagine the attorney general's fraud unit would be interested in that as well. And

Thursday, January 15, 2015

we would encourage you to let us know. Obviously we are keeping track of issues and problems with suppliers and are going to follow up with them.

Mr. Denning: And it may not be that supplier's normal; it may just be that salesperson. So I understand that, it was just frustrating to me to hear that story. That was two years ago so I'm not worried about it now. I just didn't know where we should have gone to complain.

Mr. Lee: Yeah that is something that we want to hear about and we want to hear about specifically what supplier that had the issue. Sometimes it's an issue that the customer doesn't simply understand the terms of their contract. Other times as you would know with any business that you might be dealing with in an official capacity, there are issues that need resolving and we are vigilant on following up on those.

Mr. Denning: Thank you.

Mr. Lee: I am available to speak, I have probably three or four neighborhood watch groups this month, to have me come out and share this information with them, talking to customers about their rights and responsibilities. I very much encourage you to visit the website EnergyChoice.Ohio.gov.

Mayor Flaute: Any other questions? Okay thank you Mr. Lee. And thanks for being with us. We appreciate it.

ITEM 19: COUNCILMEMBER COMMENTS:

Mayor Flaute: Are there any Councilmember comments at this time? All right then I just have a few things that I have done on your behalf. Dr. Jim Gross, who is our Public Health Commissioner retired and so I went to his retirement ceremony and wished him well. The Great Miami River Corridor study has been completed. And it's a nice big book and it mentions Riverside several times and actually they call it Eintracht Park is what they are calling our facility here in Riverside. So definitely we are part of the river now. We are part of the river corridor. Did we join the group? Okay, very good. And they are all excited about the Eintracht. So if anybody wants to read this or see it, we paid about \$150,000, not we but, it is worthwhile to read.

Mr. Fullenkamp: Is that online?

Mayor Flaute: I think it is. Yes it is actually.

Deputy Mayor Reynolds: While I'm thinking about that Sir, can I mention something? Mr. Fullenkamp and I were called to meet with a resident about a month ago that lives along the Great Miami River. He has been having some problems, noticing that on the other side of the river that there were large truckloads of dirt and it seemed like they were doing something with the bank. And it concerned him because of the flooding that occurred a couple of years ago. And so Mr. Fullenkamp and I went over and talked with him. And we talked with several people at the City of Dayton. It turns out that this is a well field and I just want Council to be aware of this because you may be getting some calls from residents because it is going on up and down the west riverbank. It is a process to recharge the dunes and they are bringing all the sludge up, from the well field ponds and they are re-depositing it along the banks in the hope it is a form of stabilization through greening the banks. So if you all should get calls, that is what is happening. And if anyone wants to, we do have the well field director who has invited us to come meet with him at any time and he would be glad to show us the well fields. He is very proud of them. But right now, this is just a process to recharge the dunes and land farming. That goes along with that because right it is right there by the Eintracht Park.

Thursday, January 15, 2015

Mr. Denning: I hope that honeysuckle doesn't grow in that.

Deputy Mayor Reynolds: I'm sure it will. It is very rich and fertile.

Mayor Flaute: So I guess the reason also I bring up Eintracht Park is do we want to call it something else? I mean, I think that is up to Council if you want to call it something else. But Eintracht Park is fine with me.

Deputy Mayor Reynolds: Chief my boat with Eintracht on it would be great.

Mr. Chodkowski: We have not named it anything at this point. We had had the internal discussion, we were aware that it had been referred to as Eintracht Park. There have been a few other folks so we have heard that referred to as Riverside Park because it is actually next to the river. So we thought, we have all these improvements coming maybe we should think of a name for this park. So when the Parks and Recreation Commission convenes next, I had asked the Assistant City Manager Christian to take that issue up with the Parks and Recreation Commission to see if they can come up with a short list of names that they would recommend for Council to consider to assign to that facility.

Mayor Flaute: Very good. Okay, I judged a few science fairs, one in the Mad River Middle School and today was at Charity Adams's School on Shoup Mill Road. I have a few more of them coming up. I want to remind Council that on January 22nd we are having another meeting at the 5100 building, the same place that we did last time. I did eight weddings in the last three weeks and I have many more on tap. So that's all I have, anyone else have anything? Okay then the City Manager has asked that we have executive session. We will probably be in it about an hour.

Mr. Chodkowski: I don't think that long Sir.

Mayor Flaute: A half-hour, 45 minutes. We do have some resolutions that we need to be passing after the executive session so if you want to wait around in the hall you're welcome to do so and we will reconvene and pass a couple resolutions. At this time then do I have a motion to go into executive session?

Mr. Denning made a motion to go into executive session and second by Mr. Fullenkamp. A roll call vote was taken as follows: Mr. Denning, yes; Mr. Fullenkamp, yes; Mr. Curp, yes; Mrs. Lommatzsch, yes; Deputy Mayor Reynolds, yes; Mr. Smith, yes; Mayor Flaute, yes. **Motion passed.**

ITEM 20: EXECUTIVE SESSION:

- a) **Codified Ordinances 103.01 (d) (1) – Unless the City employee or official requests a public hearing; to consider the appointment , employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.**
- b) **Codified Ordinances Section 103.01 (d) (4) – Preparing for, conducting or reviewing negotiations or bargaining sessions with public employees and officials of the City concerning their compensation or other terms and conditions of their employment.**

ITEM 21: NEW BUSINESS:

- a) **RESOLUTIONS (Continued):**

Thursday, January 15, 2015

- i) **Resolution No. 15-R-2001 – A resolution authorizing the City Manager to enter into a collective bargaining agreement between the City of Riverside and the Communications Workers of America, AFL-CIO/CLC Local 4322 for the period October 1, 2014, through September 30, 2017.**

A motion was made by Mrs. Lommatzsch and second by Mr. Denning to approve Resolution No. 15-R-2001. All were in favor, none were opposed. **Motion passed.**

- ii) **Resolution No. 15-R-2002 – A resolution authorizing the City Manager to enter into a collective bargaining agreement between the City of Riverside and the Fraternal Order of Police, Ohio Labor Council, Inc., Police Officers, Local #161 for the period January 1, 2015, through December 31, 2017.**

A motion was made by Mr. Denning and second by Mr. Smith to approve Resolution No. 15-R-2002. All were in favor, none were opposed. **Motion passed.**

- iii) **Resolution No. 15-R-2003 – A resolution approving a separation agreement between Voncile DuBose and the City of Riverside, Ohio.**

A motion was made by Deputy Mayor Reynolds and second by Mr. Smith to approve Resolution No. 15-R-2003. All were in favor, none were opposed. **Motion passed.**

ITEM 22: ADJOURNMENT: A motion was made by Mr. Denning to adjourn. Deputy Mayor Reynolds second the motion. All were in favor; none were opposed. **Motion passed.** The meeting was adjourned at 8:43 p.m.

William R. Flaute, Mayor

Clerk of Council